



THIS IS NOT A DEVELOPMENT PERMIT

Please note that the appeal period *must* end before this permit can be issued and that any Prior to Release conditions (if listed) *must* be completed.

NOTICE OF DECISION

Munro, Nancy L

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Tuesday, August 12, 2025

Roll: 07530003

RE: Development Permit #PRDP20254661

Unit 9, Plan 9712212, NW-30-27-01-05; (UNIT 9, 274154 RANGE ROAD 20)

The Development Permit application for renewal of a Home Occupation for seasonal private functions, corporate meetings, and seminar facilities has been **conditionally-approved** by the Development Officer subject to the listed conditions below (**PLEASE READ ALL CONDITIONS**):

Description:

1. That a Home Occupation, for seasonal private functions, corporate meetings, and seminar facilities, may continue to operate on the subject parcel in accordance with the approved Site Plan and application.
 - i. That one (1) sign, approximately 1.00 m (3.28 ft.) in length and 0.60 m (1.97 ft.) in height, which reads "THE MANSION", may be allowed and remain on the subject land in general accordance with the drawing submitted with the application.

Permanent:

2. That this Development Permit shall be valid for **five (5) years** from the date of issuance.
3. That any plan, technical submission, agreement, matter or understanding submitted and approved as part of the application or in response to a Prior to Release condition shall be implemented and adhered to in perpetuity.
4. That there shall be no overnight stays of seminar patrons at any time.
5. That the Home Occupation shall be limited to the dwelling and its accessory buildings.
6. That the operation of the Home Occupation shall be secondary to the residential use of the subject land
7. That the Home Occupation shall not change the residential character and external appearance of the land and buildings.
8. That there shall be no non-resident employees at any time.
9. That the operation of this Home Occupation may generate up to a maximum of eight (8) business-related visits per day.



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10. That there shall be no outside storage of goods, materials, commodities, or finished products
11. That no off-site advertisement signage associated with the Home Occupation shall be permitted.
12. That the sign shall be kept in a safe, clean, and tidy condition at all times.
13. That all on-site lighting, including private, site security and parking area lighting, shall be designed to conserve energy, reduce glare, and reduce uplight. All lighting shall be full cut-off (shielded) and be located and arranged so that no direct rays of light are directed at any adjoining properties, that may interfere with the use and enjoyment of neighbouring lands or, interfere with the effectiveness of any traffic control devices or the vision/safety of motorist.
14. That the Home Occupation shall not generate noise, smoke, steam, odor, dust, fumes, exhaust, vibration, heat, glare, or refuse matter considered offensive or excessive by the Development Authority, and at all times the privacy of the adjacent residential dwellings shall be preserved. The Home Occupation shall not, in the opinion of the Development Authority, unduly offend or otherwise interfere with neighboring or adjacent residents.

Advisory:

- That there shall be no parking or signage in the County's Road Right-of-Way at any time.
- That the site shall remain free of Regulated, Prohibited Noxious or Noxious Weeds and the site shall be maintained in accordance with the *Alberta Weed Control Act [Statutes of Alberta, 2008 Chapter W-5.1, December 7, 2023]*.
- That the subject development shall conform to the County's *Noise Control Bylaw C-8067-2020 & Road Use Agreement Bylaw C-8323-2022*, as amended, in perpetuity.
- That any other federal, provincial, or County permits, approvals, and/or compliances, are the sole responsibility of the Applicant/Owner.

If Rocky View County does not receive any appeal(s) from you or from an adjacent/nearby landowner(s) by **Tuesday, September 2, 2025**, a Development Permit may be issued, unless there are specific conditions which need to be met prior to release. If an appeal is received, then a Development Permit will not be issued unless and until the decision to approve the Development Permit has been determined by the County's Subdivision and Development Appeal Board.

Regards,

A handwritten signature in black ink, appearing to read "D. K. Munro".

Development Authority
Phone: 403-520-8158
Email: development@rockyview.ca

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